

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF OREGON
PORTLAND DIVISION

PATSY JAY,

Plaintiff,

v.

Case No.: 3:23-cv-656

GRAND MANAGEMENT SERVICES, INC., EVERGREEN GARDENS
LIMITED PARTNERSHIP, JERRY MASCOLO, LEONDR A COLEMAN,
and DAWN COCKRUM,

Defendants.

DEPOSITION OF
DAWN COCKRUM

TAKEN ON
MONDAY, JULY 29, 2024
12:59 P.M.

OREGON LAW CENTER
490 NORHT SECOND STREET
COOS BAY, OREGON 97420

DAWN COCKRUM
76339

July 29, 2024

10 to 13

<p style="text-align: right;">Page 10</p> <p>1 Q. Okay.</p> <p>2 A. No.</p> <p>3 Q. How often do you come here?</p> <p>4 A. This is the first time in a year and a</p> <p>5 half.</p> <p>6 Q. Okay. Okay. What about Leondra Coleman?</p> <p>7 Have you spoken to her?</p> <p>8 A. No.</p> <p>9 Q. Okay. What about John McKnight?</p> <p>10 A. No.</p> <p>11 Q. When's the last time you spoke to him?</p> <p>12 A. I couldn't --</p> <p>13 Q. If you know.</p> <p>14 A. -- respond to that. It's --</p> <p>15 Q. Okay. Who's your current employer?</p> <p>16 A. Neighborworks Umpqua.</p> <p>17 Q. Okay. And how long have you worked there?</p> <p>18 A. A total of 21 years. I worked there 19</p> <p>19 years, left in '19, came to Grand Management for two</p> <p>20 years, and went back in 2021.</p> <p>21 Q. Okay. So can --</p> <p>22 A. So a total of 23 -- 21 years.</p> <p>23 Q. Okay. Twenty-one years. Can you tell me</p> <p>24 the dates of your employment with Grand?</p> <p>25 A. Mm-hmm. September 1st, 2019, to November</p>	<p style="text-align: right;">Page 12</p> <p>1 Q. Right. And then violation notices. Is</p> <p>2 that lease violation notices?</p> <p>3 A. Yes.</p> <p>4 Q. Okay. So those would be given to</p> <p>5 individual tenants as well?</p> <p>6 A. Yes.</p> <p>7 Q. Okay. So you reviewed every violation</p> <p>8 notice that went out?</p> <p>9 A. Not every violation.</p> <p>10 Q. Okay. How -- how --</p> <p>11 A. The majority of them.</p> <p>12 Q. The majority.</p> <p>13 A. Mm-hmm.</p> <p>14 Q. Okay. Can you give me an estimate, is</p> <p>15 that like 60 percent, or like 90 percent?</p> <p>16 A. I'd say 85.</p> <p>17 Q. Okay. Okay. Can you tell me why you</p> <p>18 ended your employment there?</p> <p>19 A. Because my old employer offered me to come</p> <p>20 back in a better deal.</p> <p>21 Q. Okay. Fair enough. So there was no</p> <p>22 hostility?</p> <p>23 A. Oh, no.</p> <p>24 Q. Or anything --</p> <p>25 A. No.</p>
<p style="text-align: right;">Page 11</p> <p>1 10th, 2021.</p> <p>2 Q. Okay. November 10th of '21. Okay. So --</p> <p>3 and you worked at Neighborworks both before and</p> <p>4 after that?</p> <p>5 A. Mm-hmm.</p> <p>6 Q. Immediately before and after. Okay. And</p> <p>7 then what was your job title when you worked at</p> <p>8 Grand Management?</p> <p>9 A. Senior compliance specialist.</p> <p>10 Q. Okay. Can you kind of describe what your</p> <p>11 role was?</p> <p>12 A. I oversaw the recertifications, making</p> <p>13 sure they were being done on time and the paperwork</p> <p>14 and gave the approval to the managers to close them</p> <p>15 out. I reviewed all the violation notices, make</p> <p>16 sure the language is correct and we were doing what</p> <p>17 we were supposed to. And then Jerry Mascolo would</p> <p>18 be the ultimate overseer of approving those.</p> <p>19 Q. Okay. And recertifications. Is that of</p> <p>20 individual tenants?</p> <p>21 A. Yes. Every year they have to recertify</p> <p>22 their income, household composition, because their</p> <p>23 rent is based off their income. So --</p> <p>24 Q. Right.</p> <p>25 A. -- it's a requirement.</p>	<p style="text-align: right;">Page 13</p> <p>1 Q. -- like that. Okay. And then senior</p> <p>2 compliance specialist, is that the only job title</p> <p>3 you had while you were there?</p> <p>4 A. Mm-hmm.</p> <p>5 Q. Okay. So you were never promoted or moved</p> <p>6 to a different --</p> <p>7 A. No.</p> <p>8 Q. -- position? Okay. And then compliance.</p> <p>9 Compliance with what? Can you tell me what means?</p> <p>10 A. It's very broad. Basically, I oversee all</p> <p>11 the regulatory requirement paperwork.</p> <p>12 Q. Okay. Okay. So that means, like,</p> <p>13 compliance with the law and compliant with --</p> <p>14 A. Mm-hmm.</p> <p>15 Q. -- regulatory --</p> <p>16 A. Mm-hmm. Reasonable accommodations.</p> <p>17 Recertifications. Violation notices.</p> <p>18 Q. Okay.</p> <p>19 THE REPORTER: Just a friendly reminder,</p> <p>20 you're saying mm-hmm a lot. Remember to say yes or</p> <p>21 no. It's okay.</p> <p>22 MS. CRIPPS: Thanks.</p> <p>23 THE REPORTER: Just a friendly reminder.</p> <p>24 MS. CRIPPS: It happens. No worries.</p> <p>25 BY MS. CRIPPS:</p>

DAWN COCKRUM
76339

July 29, 2024

22 to 25

<p style="text-align: right;">Page 22</p> <p>1 A. I can't recall.</p> <p>2 Q. Okay. No worries. But you did review</p> <p>3 those notes sometimes?</p> <p>4 A. Only when I was -- if writing a violation</p> <p>5 notice was warranted, then I would look at a history</p> <p>6 of complaints to see why we're at where we're at.</p> <p>7 Q. Okay. Got it. So when you received a</p> <p>8 complaint or a report of inappropriate behavior what</p> <p>9 would you do --</p> <p>10 MS. MANDT: Object to form.</p> <p>11 BY MS. CRIPPS:</p> <p>12 Q. -- when you were at Grand? You can go</p> <p>13 ahead and answer that.</p> <p>14 A. Answer -- repeat the question again.</p> <p>15 Q. When you received a complaint of</p> <p>16 inappropriate behavior from one tenant by another</p> <p>17 tenant what did you do?</p> <p>18 A. Again, that's broad.</p> <p>19 Q. Mm-hmm.</p> <p>20 A. They're all so separate. Investigate.</p> <p>21 Q. Okay. Can you tell me what an</p> <p>22 investigation would entail?</p> <p>23 A. Sometimes it would be to call the</p> <p>24 complainant.</p> <p>25 Q. Okay.</p>	<p style="text-align: right;">Page 24</p> <p>1 that, or you already said that. Okay. So did you</p> <p>2 ever receive a reasonable accommodation request from</p> <p>3 Patsy Jay?</p> <p>4 A. A long time ago, but I believe she wanted</p> <p>5 a ADA refrigerator, that's the double doors that</p> <p>6 open up.</p> <p>7 Q. Mm-hmm.</p> <p>8 A. They're quite more expensive for us, so I</p> <p>9 asked her to get me a reasonable accommodation from</p> <p>10 a qualified professional or person and she did and</p> <p>11 we accommodated her with that appliance.</p> <p>12 Q. Okay. Thank you. And -- one second here.</p> <p>13 Well, I've messed this up. Okay. I've got another</p> <p>14 document to give you. I believe this has already</p> <p>15 been entered, but I can't remember what exhibit</p> <p>16 number it is.</p> <p>17 MR. MCCLINTOCK: Well, let's go mark it</p> <p>18 then as the next exhibit.</p> <p>19 MS. CRIPPS: Okay. All right. That's</p> <p>20 fine. So this will be Exhibit 38.</p> <p>21 (WHEREUPON, Exhibit 38 was marked for</p> <p>22 identification.)</p> <p>23 THE REPORTER: Do you want the exhibit</p> <p>24 marked?</p> <p>25 MS. CRIPPS: Oh, yes, please.</p>
<p style="text-align: right;">Page 23</p> <p>1 A. And make sure I was understanding what</p> <p>2 they were saying. And then I would get with the</p> <p>3 manager in some cases to get her feedback on it.</p> <p>4 You know, was there cameras involved? Was there</p> <p>5 footage to see? What's on the record in the past</p> <p>6 before I got here. Things like that.</p> <p>7 And then we -- I would respond with</p> <p>8 either, we've done -- you know, we've done our due</p> <p>9 diligence. I'm not seeing this happening. Or,</p> <p>10 thank you for your complaint we are addressing it.</p> <p>11 And then we would address it when it was valid.</p> <p>12 Q. Okay. And who would make the</p> <p>13 determination about validity?</p> <p>14 A. It was a combination between Jerry and I.</p> <p>15 Q. Okay.</p> <p>16 A. We would have a discussion and --</p> <p>17 Q. Okay. So you were pretty involved in</p> <p>18 those decisions about whether a complaint was valid</p> <p>19 or not?</p> <p>20 A. Yes.</p> <p>21 Q. Okay. Was making determinations about</p> <p>22 whether to grant or deny reasonable accommodation</p> <p>23 requests part of your job?</p> <p>24 A. Yes.</p> <p>25 Q. Okay. Sorry. I think I already asked you</p>	<p style="text-align: right;">Page 25</p> <p>1 THE REPORTER: Thank you.</p> <p>2 BY MS. CRIPPS:</p> <p>3 Q. Okay. So I just handed you a letter from</p> <p>4 Patsy Jay to Grand Management. Is that right?</p> <p>5 A. Yes.</p> <p>6 Q. Okay. Do -- did you receive or review</p> <p>7 this letter?</p> <p>8 A. I do recall.</p> <p>9 Q. Okay. And did you interpret this as a</p> <p>10 reasonable accommodation request if I understand?</p> <p>11 A. No.</p> <p>12 Q. No. Okay. Can you tell me why not?</p> <p>13 A. In the circumstance it's all hearsay.</p> <p>14 There was a pattern of -- of this. No evidence to</p> <p>15 back it up. No police logs of calls being made. It</p> <p>16 was a he said/she said, and at that time Patsy and</p> <p>17 Mr. McKnight were going back and forth. Let's see.</p> <p>18 I remember review the restraining order. Was still</p> <p>19 under investigation and when we had the judge</p> <p>20 allowed him to be on -- Mr. McKnight to be on</p> <p>21 property.</p> <p>22 Q. Mm-hmm.</p> <p>23 A. With specific, you know, keep your</p> <p>24 distance. Some was 500 feet. Some was a hundred</p> <p>25 and fifty. Some was 10. Her accusations of sexual</p>

DAWN COCKRUM
76339

July 29, 2024

26 to 29

<p style="text-align: right;">Page 26</p> <p>1 assault and other people being raped, unconstituted.</p> <p>2 Q. Okay. Okay. Let's back up a little bit.</p> <p>3 Do you recall -- well, did you ever meet Patsy Jay?</p> <p>4 A. I did not.</p> <p>5 Q. Okay. And did you ever speak to her?</p> <p>6 A. On the phone, I think, maybe once or</p> <p>7 twice.</p> <p>8 Q. Okay. Do you recall what the incidents</p> <p>9 were --</p> <p>10 A. One was about the refrigerator.</p> <p>11 Q. Okay.</p> <p>12 A. And one was about her care provider's</p> <p>13 violation behavior.</p> <p>14 Q. Okay. Got it. So you -- yeah, you never</p> <p>15 -- you just said you never met Ms. Jay. Do you</p> <p>16 recall what unit she was living in, or where she was</p> <p>17 living?</p> <p>18 A. No.</p> <p>19 Q. Okay. No worries. Are you aware that she</p> <p>20 relies on a wheelchair and a walker for -- for</p> <p>21 support?</p> <p>22 A. No.</p> <p>23 Q. Okay.</p> <p>24 A. I -- not at -- at the time I was there.</p> <p>25 No.</p>	<p style="text-align: right;">Page 28</p> <p>1 Q. -- complaints you received about him?</p> <p>2 A. No. Complaints from him.</p> <p>3 Q. Okay. And what were those complaints</p> <p>4 about?</p> <p>5 A. If I recall there was only one or two, and</p> <p>6 it was during the back and forth between him and</p> <p>7 Patsy. So I'm pretty confident it was over how she</p> <p>8 was stalking him and preventing him from obtaining</p> <p>9 his restraining order rules.</p> <p>10 Q. Sorry. You said, restraining order rules?</p> <p>11 A. Yes. Like he was going off of his</p> <p>12 restraining order, keeping distance and she was</p> <p>13 stalking him and putting him in positions that were</p> <p>14 causing him to violate.</p> <p>15 Q. Oh, okay. Okay. I see what you mean.</p> <p>16 Okay. Got it. Did you investigate those</p> <p>17 complaints?</p> <p>18 A. I believe I did not.</p> <p>19 Q. Okay. Do you know if anyone did?</p> <p>20 A. I believe Jerry and Leo -- Leondra, the</p> <p>21 manager, did.</p> <p>22 Q. Okay. And after those were investigated</p> <p>23 did anyone talk to you about it again? Was --</p> <p>24 sorry.</p> <p>25 A. No. I was on my way out at that time.</p>
<p style="text-align: right;">Page 27</p> <p>1 Q. Okay. Did you know that she was disabled?</p> <p>2 A. Yes.</p> <p>3 Q. Okay.</p> <p>4 A. I approved other RAs, but at that time she</p> <p>5 was not in a wheelchair. She had a walker that she</p> <p>6 rarely used.</p> <p>7 Q. Okay.</p> <p>8 A. But I did accommodate her RA for her</p> <p>9 disability for that refrigerator.</p> <p>10 Q. Okay. And, do you recall Ms. Jay being</p> <p>11 given a notice of intent to evict for her walker</p> <p>12 being on her porch?</p> <p>13 A. I'd have to see the document.</p> <p>14 Q. Okay. Okay. No worries. Let's see. Do</p> <p>15 you know John McKnight?</p> <p>16 A. I don't know him. I -- I did know him as</p> <p>17 a tenant.</p> <p>18 Q. Okay. Did you speak to him?</p> <p>19 A. Oh boy, I don't think I ever spoke with</p> <p>20 him on the phone. Went through some complaints with</p> <p>21 Jerry and I, but I don't think I spoke with him on</p> <p>22 the phone.</p> <p>23 Q. When you say, went through complaints,</p> <p>24 were those complaints that he made or --</p> <p>25 A. Mm-hmm.</p>	<p style="text-align: right;">Page 29</p> <p>1 Q. Okay.</p> <p>2 A. Yeah.</p> <p>3 Q. So after it was investigated there was no</p> <p>4 decision made of how to respond to that --</p> <p>5 A. I can't --</p> <p>6 Q. -- by --</p> <p>7 A. -- answer that.</p> <p>8 Q. Okay. Do you mean you can't answer it</p> <p>9 because you weren't there?</p> <p>10 A. I don't remember.</p> <p>11 Q. Okay. No. Okay.</p> <p>12 A. It's three years.</p> <p>13 Q. Okay. Okay. Did John McKnight work for</p> <p>14 Grand Management?</p> <p>15 A. I don't know.</p> <p>16 Q. Okay.</p> <p>17 A. I don't remember him being an employee</p> <p>18 when I was there.</p> <p>19 Q. Do you recall him doing any maintenance</p> <p>20 work?</p> <p>21 A. No.</p> <p>22 Q. Okay. Let's see. Okay. Was Temer Porter</p> <p>23 a tenant at Evergreen Gardens?</p> <p>24 A. Don't know who that is.</p> <p>25 Q. Okay. So you weren't aware that she filed</p>

DAWN COCKRUM
76339

July 29, 2024

30 to 33

<p style="text-align: right;">Page 30</p> <p>1 a stalking protective order against John McKnight?</p> <p>2 A. No.</p> <p>3 Q. Okay. So that was never reported to you?</p> <p>4 A. Not that I can remember, no.</p> <p>5 Q. Okay. And were you aware of complaints by</p> <p>6 Cindy Fargher about John McKnight?</p> <p>7 A. Can't recall her. Don't know.</p> <p>8 Q. Okay. So you never received any incident</p> <p>9 reports from Cindy Fargher?</p> <p>10 A. Not that I'm aware of.</p> <p>11 Q. Okay. Let's see here. I had these all</p> <p>12 organized at one time. One second. Oh, sorry, to</p> <p>13 go back a ways. What was your email address when</p> <p>14 you worked at Grand Management? Do you remember?</p> <p>15 A. I think it was dcockrum@epuerto.us.</p> <p>16 Q. Okay.</p> <p>17 THE REPORTER: That's E --</p> <p>18 THE DEPONENT: Epuerto, E-P-U-E-R-T-O.</p> <p>19 It's whatever Jerry Mascolo's is, but dcockrum.</p> <p>20 BY MS. CRIPPS:</p> <p>21 Q. Okay.</p> <p>22 MS. CRIPPS: This will be Exhibit 39.</p> <p>23 THE REPORTER: Correct.</p> <p>24 MS. CRIPPS: Correct. Okay.</p> <p>25 BY MS. CRIPPS:</p>	<p style="text-align: right;">Page 32</p> <p>1 MS. MANDT: Thank you.</p> <p>2 MR. MCCLINTOCK: Mm-hmm.</p> <p>3 BY MS. CRIPPS:</p> <p>4 Q. Okay. So we talked about what was</p> <p>5 included in the fair housing training that you</p> <p>6 received. I want to go back a little bit. Does --</p> <p>7 does GMS have a written policy about how to deal</p> <p>8 with tenant complaints about another tenant?</p> <p>9 A. I couldn't tell you.</p> <p>10 Q. You don't know?</p> <p>11 A. Can't remember.</p> <p>12 Q. Do you know if they have a written policy</p> <p>13 regarding harassment?</p> <p>14 A. Don't know.</p> <p>15 Q. Okay. What about a written policy</p> <p>16 regarding when an employee complains about a tenant?</p> <p>17 A. I might have read that back in 2019, but</p> <p>18 without seeing documentation I can't answer yes or</p> <p>19 no.</p> <p>20 Q. Okay. So you're not aware of it, if one</p> <p>21 exists?</p> <p>22 A. No.</p> <p>23 Q. Okay. And then what about a written</p> <p>24 policy regarding sexual harassment?</p> <p>25 A. I can't remember reading it, but I know as</p>
<p style="text-align: right;">Page 31</p> <p>1 Q. Can you look over that document for me and</p> <p>2 tell me what it is.</p> <p>3 A. No. Because --</p> <p>4 THE REPORTER: Exhibit 39.</p> <p>5 (WHEREUPON, Exhibit 39 was marked for</p> <p>6 identification.)</p> <p>7 THE DEPONENT: -- it's March 2019. I was</p> <p>8 not an employee then.</p> <p>9 BY MS. CRIPPS:</p> <p>10 Q. Oh, okay. All right. All right.</p> <p>11 MR. NIESE: These are part of the same</p> <p>12 exhibit?</p> <p>13 MS. CRIPPS: Yes.</p> <p>14 MR. NIESE: Okay.</p> <p>15 MS. CRIPPS: Oh, yeah.</p> <p>16 MR. MCCLINTOCK: Would you pass the</p> <p>17 stapler again?</p> <p>18 MR. NIESE: The stapler.</p> <p>19 MS. CRIPPS: Oh, sure.</p> <p>20 MS. MANDT: Yeah.</p> <p>21 MR. NIESE: Thanks.</p> <p>22 MR. MCCLINTOCK: Do you need the stapler,</p> <p>23 Heidi?</p> <p>24 MS. MANDT: Yeah. If you don't mind.</p> <p>25 MR. MCCLINTOCK: Yeah. Not at all.</p>	<p style="text-align: right;">Page 33</p> <p>1 a company they have one, I'm sure.</p> <p>2 Q. Okay. So GMS has a written policy</p> <p>3 regarding sexual harassment, but you don't know if</p> <p>4 you read it? Is that what you said?</p> <p>5 A. Right.</p> <p>6 Q. Okay.</p> <p>7 A. I don't remember things I read three years</p> <p>8 ago with the company. It's not --</p> <p>9 Q. It's okay. That's fair. Okay. Did you</p> <p>10 ever have to reprimand John McKnight?</p> <p>11 A. No.</p> <p>12 Q. Okay. So did you ever give him a notice</p> <p>13 of eviction?</p> <p>14 A. I'd have to see the document.</p> <p>15 Q. Okay. Did you ever --</p> <p>16 A. Unless --</p> <p>17 Q. -- give him a notice of intent to evict?</p> <p>18 A. Sounds familiar, but I can't answer</p> <p>19 without seeing it.</p> <p>20 Q. Okay.</p> <p>21 MS. CRIPPS: And that was entered into the</p> <p>22 record already, but I don't know --</p> <p>23 MR. NIESE: Which one?</p> <p>24 MS. CRIPPS: I do not -- the notice of</p> <p>25 intent to evict to John McKnight.</p>

DAWN COCKRUM
76339

July 29, 2024

34 to 37

<p style="text-align: right;">Page 34</p> <p>1 MR. NIESE: Oh, yeah. Didn't that just go 2 in today? 3 MS. CRIPPS: Yeah. 4 MR. NIESE: Was that 30? Was that the 5 first one that was put in? I don't recall. 6 MS. MANDT: I think that it was 31. 7 MS. CRIPPS: Thirty-one. Okay. Thank 8 you. 9 THE DEPONENT: Oh, to go back to your 10 Grand Management having thing. I do know that the 11 RD lease that every tenant signs addresses all those 12 issues about tenant complaints and -- and how they 13 follow through and how they do it. 14 BY MS. CRIPPS: 15 Q. Okay. 16 A. It's a -- it's in the RS lease, so yes, 17 they do. 18 Q. Okay. So every tenant sees that? 19 A. Yes -- 20 Q. Correct? 21 A. -- ma'am. 22 Q. Do you know if every employee -- employee 23 sees that or reads that? 24 A. I'm sure it's in their hiring packet. 25 Q. Okay.</p>	<p style="text-align: right;">Page 36</p> <p>1 Q. Okay. How were you made aware of that? 2 A. I reviewed his file in dealing with Patsy 3 and his incidences that would come forth. 4 Q. Okay. Okay. Great. So did you ever 5 receive complaints from Ms. 6 Jay regarding Mr. 7 McKnight? 8 A. Not from her personally, no. Went to the 9 manager and the manager sent it to me. 10 Q. Okay. So you -- but you were aware that 11 Ms. Jay made a complaint regarding -- 12 A. Yes. 13 Q. -- John McKnight? 14 A. Yes. 15 Q. And what was that -- why did she make that 16 complaint? 17 A. If I remember correctly it was about him 18 grabbing his crotch and saying something in a manner 19 that she thought was sexual inappropriate behavior. 20 Q. Okay. And so did you investigate that 21 incident? 22 A. Yes. I and the manager did on that case 23 and we talked with -- with people and it was just 24 him and her. He -- he said/she said. And he said, 25 all I did was grab, you know, he went like this. He 26 won't own to it. No one witnessed it.</p>
<p style="text-align: right;">Page 35</p> <p>1 A. But again, if you -- if you were to 2 provide that it would -- I'm -- it would be in 3 there. I'm sure. 4 Q. Great. Let's see. 5 MS. CRIPPS: I was going to bring this up, 6 but said that she wasn't there. 7 MR. NIESE: Hmm? 8 MS. CRIPPS: So I guess we can skip it 9 because she wasn't working there at that time. 10 MR. NIESE: Would you like to take a quick 11 -- quick break? 12 MS. CRIPPS: Sure. 13 MR. NIESE: All right. Thank you. 14 THE REPORTER: Off the record at 1:31. 15 (WHEREUPON, a recess was taken.) 16 THE REPORTER: Back on the record. It's 17 1:33. 18 BY MS. CRIPPS: 19 Q. Okay. So you were not working at GMS on 20 March 9th of 2019, right? 21 A. No. 22 Q. Okay. So were you aware after you were 23 hired by GMS that a notice of intent to evict had 24 been given to John McKnight? 25 A. Yes.</p>	<p style="text-align: right;">Page 37</p> <p>1 So we -- I -- I just basically made the 2 decision on, you know, we believe both parties. 3 They're both saying this. And nothing happened. 4 But, there was no eyewitnesses. It wasn't around a 5 camera and nothing was made. It was after that, so 6 -- 7 Q. Okay. So you believed that Mr. McKnight 8 exposed his genitals to Ms. Jay? 9 A. No. No. I think he made a gesture. 10 Q. Okay. So the decision not to give Mr. 11 McKnight a 24-hour notice for outrageous behavior -- 12 A. That does not fall in outrageous conduct. 13 Q. Okay. 14 A. Or in tenant-landlord law. That kind of 15 -- if someone just went, oy, and grabbed their 16 package, that's not outrageous conduct. 17 Q. Okay. What about exposing a gun? Does 18 that -- 19 A. It would depend -- 20 Q. -- fall under -- 21 A. -- on the manner. 22 Q. -- outrageous conduct? 23 THE REPORTER: I'm sorry. 24 THE DEPONENT: Or -- 25 THE REPORTER: I didn't -- I didn't hear</p>

DAWN COCKRUM
76339

July 29, 2024

38 to 41

<p style="text-align: right;">Page 38</p> <p>1 the end of that question.</p> <p>2 BY MS. CRIPPS:</p> <p>3 Q. What about showing a gun, or exposing a</p> <p>4 gun, I think is what I said.</p> <p>5 A. Outrageous conduct is explicit, but it has</p> <p>6 to be in an intimidating manner.</p> <p>7 Q. Okay.</p> <p>8 A. Threatening manner.</p> <p>9 Q. Okay.</p> <p>10 A. If you have an open carry and you say,</p> <p>11 hey, check out my .45. That's not outrageous</p> <p>12 conduct.</p> <p>13 Q. Okay. But if someone is waving a gun and</p> <p>14 making threatening gestures to another tenant?</p> <p>15 A. That could be in the intimidating, yes.</p> <p>16 Q. Okay. So as a response to the incident</p> <p>17 between Ms. Jay and Mr. McKnight was Mr. McKnight</p> <p>18 given any sort of eviction notice?</p> <p>19 A. For what time?</p> <p>20 Q. In 2021 for the incident between him and</p> <p>21 Ms. Jay -- or sorry, when he -- or grabs his</p> <p>22 genitals.</p> <p>23 A. I believe might have given a -- if you</p> <p>24 have the documentation there. I don't know if Jerry</p> <p>25 did it or Leondra did it. We basically encouraged</p>	<p style="text-align: right;">Page 40</p> <p>1 Q. Okay. Were you aware of any other</p> <p>2 complaints about Mr. McKnight?</p> <p>3 A. No.</p> <p>4 Q. Okay. So no one else made complaints</p> <p>5 about John McKnight's behavior?</p> <p>6 A. No.</p> <p>7 Q. During your time at Grand?</p> <p>8 A. No.</p> <p>9 Q. Okay.</p> <p>10 MS. CRIPPS: I'm sorry. Can we take a</p> <p>11 quick break?</p> <p>12 MS. MANDT: Sure.</p> <p>13 MR. MCCLINTOCK: Sure.</p> <p>14 MS. CRIPPS: Thanks.</p> <p>15 THE REPORTER: Going off the record, 1:39.</p> <p>16 (WHEREUPON, a recess was taken.)</p> <p>17 THE REPORTER: Back on the record. It's</p> <p>18 1:45.</p> <p>19 MS. CRIPPS: Okay. Thanks.</p> <p>20 BY MS. CRIPPS:</p> <p>21 Q. Okay. Hand you a document here.</p> <p>22 MS. CRIPPS: So this is Exhibit 37?</p> <p>23 THE REPORTER: Forty.</p> <p>24 MS. CRIPPS: Forty, sorry. Thank you.</p> <p>25 (WHEREUPON, Exhibit 40 was marked for</p>
<p style="text-align: right;">Page 39</p> <p>1 Patsy to go get a restraining order or call the</p> <p>2 police if something like this happens, so we as</p> <p>3 landlords have a -- the -- the proper documentation</p> <p>4 we need to go further if she felt that way.</p> <p>5 And I believe a discussion was made by the</p> <p>6 manager with John to just, you know, just leave her</p> <p>7 alone and stay away from her.</p> <p>8 Q. Okay.</p> <p>9 A. Yeah.</p> <p>10 Q. So you were aware that Ms. Jay sought a</p> <p>11 restraining order against Mr. McKnight?</p> <p>12 A. Yes. But not for that incident. I don't</p> <p>13 think. I -- I can't remember what incident it was,</p> <p>14 but, yes, I was still with the company when she --</p> <p>15 when she went to court to get one.</p> <p>16 Q. Okay. And so --so you were aware that Ms.</p> <p>17 Jay received a restraining order against --</p> <p>18 A. Yes.</p> <p>19 Q. -- Mr. McKnight?</p> <p>20 A. Yeah.</p> <p>21 Q. All right.</p> <p>22 A. Mm-hmm.</p> <p>23 Q. And then were you aware that he violated</p> <p>24 that restraining order?</p> <p>25 A. No.</p>	<p style="text-align: right;">Page 41</p> <p>1 identification.)</p> <p>2 THE REPORTER: But, I think</p> <p>3 MS. CRIPPS: Here. I'm going to use that</p> <p>4 one.</p> <p>5 THE REPORTER: Oh, it's okay.</p> <p>6 BY MS. CRIPPS:</p> <p>7 Q. Can you tell me what I just handed you?</p> <p>8 A. That's before I was hired there, but it's</p> <p>9 a 14-day eviction.</p> <p>10 MS. MANDT: You see --</p> <p>11 BY MS. CRIPPS:</p> <p>12 Q. What's the date on that?</p> <p>13 A. March 26, 2019.</p> <p>14 Q. Okay.</p> <p>15 MR. MCCLINTOCK: Excuse me.</p> <p>16 BY MS. CRIPPS:</p> <p>17 Q. So -- and who's it addressed to?</p> <p>18 A. John McKnight and any other unknown</p> <p>19 occupants.</p> <p>20 Q. Okay. So you were not involved in the</p> <p>21 decision to issue this?</p> <p>22 A. No.</p> <p>23 Q. Right? Okay. Sorry. I should have</p> <p>24 looked at the date. That's my fault. Okay. So</p> <p>25 when did John -- to your knowledge, do you know when</p>

DAWN COCKRUM
76339

July 29, 2024

42 to 45

<p style="text-align: right;">Page 42</p> <p>1 John McKnight actually left Grand Management (sic)?</p> <p>2 A. I do not.</p> <p>3 Q. Do you know when he moved out? Okay. And</p> <p>4 do you know why he moved?</p> <p>5 A. I do not.</p> <p>6 Q. No. Okay. But he was living there when</p> <p>7 you worked there, right?</p> <p>8 A. Yes.</p> <p>9 Q. Okay.</p> <p>10 MS. MANDT: And just to be clear, you said</p> <p>11 Grand Management. I think you meant --</p> <p>12 MS. CRIPPS: I meant --</p> <p>13 MS. MANDT: -- Evergreen --</p> <p>14 MS. CRIPPS: -- Evergreen.</p> <p>15 MS. MANDT: -- Gardens.</p> <p>16 MS. CRIPPS: Thank you. Yes, I did mean</p> <p>17 Evergreen, you're right.</p> <p>18 BY MS. CRIPPS:</p> <p>19 Q. Okay. So -- and you were not aware of any</p> <p>20 other complaints other than the one made by Patsy</p> <p>21 Jay? Sorry, that was a terrible --</p> <p>22 A. Correct.</p> <p>23 Q. -- question. So how many complaints did</p> <p>24 Patsy Jay make about John McKnight, to your</p> <p>25 knowledge?</p>	<p style="text-align: right;">Page 44</p> <p>1 Q. Okay. Let me look. Let's see. Were you</p> <p>2 aware that John McKnight -- that Patsy Jay</p> <p>3 complained that John McKnight was standing outside</p> <p>4 of her window and making threatening gestures at</p> <p>5 her?</p> <p>6 A. No.</p> <p>7 Q. Okay. So you weren't then privy to the</p> <p>8 decision about why that wasn't considered outrageous</p> <p>9 behavior?</p> <p>10 A. No.</p> <p>11 Q. Okay. Do you know who would have been</p> <p>12 involved in those decisions or discussions?</p> <p>13 A. No.</p> <p>14 Q. Okay. So you don't know if it would have</p> <p>15 been the property manager at Evergreen or Kristin</p> <p>16 Smith --</p> <p>17 A. (No audible response.)</p> <p>18 Q. -- or -- okay.</p> <p>19 THE REPORTER: You shook your head.</p> <p>20 THE DEPONENT: Oh, no.</p> <p>21 MS. CRIPPS: Sorry.</p> <p>22 THE DEPONENT: Thank you, Ryan.</p> <p>23 BY MS. CRIPPS:</p> <p>24 Q. Okay. Were you asked to testify on John</p> <p>25 McKnight's behalf in court?</p>
<p style="text-align: right;">Page 43</p> <p>1 A. I couldn't -- I can't answer that. I</p> <p>2 don't know.</p> <p>3 Q. More than one?</p> <p>4 A. More than one.</p> <p>5 Q. Okay. And do you know what those were</p> <p>6 regarding?</p> <p>7 A. I couldn't recall.</p> <p>8 Q. Okay.</p> <p>9 A. I'd have to have records.</p> <p>10 Q. Okay. And did Patsy Jay's caregiver also</p> <p>11 make complaints about him? John McKnight?</p> <p>12 A. I can't recall that. I can only recall</p> <p>13 what I talked with her about -- about the</p> <p>14 refrigerator.</p> <p>15 Q. Okay.</p> <p>16 A. That's all I remember with her care</p> <p>17 provider.</p> <p>18 Q. Okay. Do you recall any complaints about</p> <p>19 John McKnight by Jennifer Holland?</p> <p>20 A. Do not.</p> <p>21 Q. Okay. What about Ruth Fulks?</p> <p>22 A. I do not.</p> <p>23 Q. Okay. Let's see here. Was Cindy Fargher</p> <p>24 living there when you worked there?</p> <p>25 A. Don't know who that is.</p>	<p style="text-align: right;">Page 45</p> <p>1 A. No.</p> <p>2 Q. Okay. Do you know if anyone at Grand was?</p> <p>3 A. I don't know.</p> <p>4 Q. Okay. Were you aware that John McKnight</p> <p>5 violated the restraining order against Patsy Jay?</p> <p>6 A. I am not.</p> <p>7 Q. Okay. Did you know that he was arrested</p> <p>8 for violating that restraining order?</p> <p>9 A. Did not.</p> <p>10 Q. Okay. Did you send a letter to Patsy Jay</p> <p>11 about -- that she could potentially be evicted?</p> <p>12 MS. MANDT: Object to the form.</p> <p>13 BY MS. CRIPPS:</p> <p>14 Q. Did you send a letter to Patsy Jay as a</p> <p>15 courtesy notice that she might be evicted if her</p> <p>16 caretaker's behavior did not change?</p> <p>17 A. I would have to see that document. But I</p> <p>18 am known to send courtesy letters to avoid an</p> <p>19 eviction.</p> <p>20 Q. Okay. Can you -- why do you send a</p> <p>21 courtesy letter?</p> <p>22 A. To give people an extra chance before we</p> <p>23 go file.</p> <p>24 Q. Okay. Is that GMS' general policy? To</p> <p>25 give people an extra chance?</p>

DAWN COCKRUM
76339

July 29, 2024

46 to 49

Page 46		Page 48	
1	A. They allow -- it was when I was there.	1	CERTIFICATE
2	Q. Okay.	2	
3	A. Mm-hmm.	3	I, Ryan Batterson, do hereby certify that I
4	Q. Is that the policy for -- in every	4	reported all proceedings adduced in the foregoing
5	situation?	5	matter and that the foregoing transcript pages
6	A. When I was there, yes.	6	constitutes a full, true and accurate record of said
7	Q. Okay. So every time someone violated the	7	proceedings to the best of my ability.
8	lease they received a courtesy notice --	8	
9	A. It would --	9	I further certify that I am neither related
10	Q. -- for the --	10	to counsel or any party to the proceedings nor have
11	A. -- depend on the violation.	11	any interest in the outcome of the proceedings.
12	Q. Okay. Sorry. If GMS was going to evict	12	
13	someone, would they send a courtesy notice in every	13	IN WITNESS HEREOF, I have hereunto set my hand
14	situation?	14	this 15th day of August, 2024.
15	A. I can't answer that right now.	15	
16	Q. Okay.	16	
17	A. When I was there, we were doing it. I	17	
18	don't know what they're doing now.	18	
19	Q. Okay. Thank you. I did -- I worked that	19	Ryan Batterson
20	poorly, thank you for answering that well. Okay.	20	
21	Okay.	21	
22	MS. CRIPPS: Okay. I think that's all my	22	
23	questions.	23	
24	MR. MCCLINTOCK: I don't have any	24	
25	questions.	25	
Page 47		Page 49	
1	MS. MANDT: No questions.	1	CORRECTION SHEET
2	MS. CRIPPS: Okay.	2	Deposition of: Dawn Cockrum Date: 07/29/24
3	THE REPORTER: All right. That concludes	3	Regarding: Jay vs. Grand Management Services, Inc.
4	the deposition.	4	Reporter: Batterson / Munro
5	Ms. Cripps, would you like to order the	5	
6	transcript?	6	Please make all corrections, changes or
7	MS. CRIPPS: Yes, please.	7	clarifications to your testimony on this sheet,
8	THE REPORTER: Ms. Mandt --	8	showing page and line number. If there are no
9	MS. MANDT: Yes.	9	changes, write "none" across the page. Sign this
10	THE REPORTER: -- would you like a copy?	10	sheet and the line provided.
11	And, Mr. McClintock.	11	Page Line Reason for Change
12	MR. MCCLINTOCK: Yes.	12	_____
13	THE REPORTER: Alrighty. Going off the	13	_____
14	record at 1:53.	14	_____
15	(WHEREUPON, the deposition of DAWN COCKRUM	15	_____
16	was concluded at 1:53 p.m.)	16	_____
17		17	_____
18		18	_____
19		19	_____
20		20	_____
21		21	_____
22		22	_____
23		23	_____
24		24	Signature: _____
25		25	Dawn Cockrum